

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, SEPTEMBER 22, 2005**

UNAPPROVED
SEPTEMBER 28, 2005

PRESENT: John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Nancy Hopkins, Dranesville District
Ronald W. Koch, Sully District
Rodney L. Lusk, Lee District

ABSENT: Walter L. Alcorn, Commissioner At-Large
Kenneth A. Lawrence, Providence District
Peter F. Murphy, Jr., Springfield District
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:15 p.m. by Vice Chairman John R. Byers, in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Vice Chairman Byers announced that there were no public hearings scheduled and tonight's agenda consisted solely of Commission Matters.

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COMMISSION MATTERS

Commissioner Byers announced his intent to defer the decision only on RZ 2003-MV-060 and FDP 2003-MV-060, D. R. Horton, Inc., from July 29, 2005 to October 19, 2005.

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On behalf of Commissioner Alcorn, Commissioner Hart announced that on September 28, 2005 at 7:00 p.m., in Conference Rooms 2 and 3, the Environment Committee would host a public information session on the topic of drainage divides.

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Vice Chairman Byers stated that he had asked Commissioner Hart to draft a report addressing homeowners associations and preferential parking resulting from the recent Virginia Supreme Court decision in Sully Station II Community Association, Inc. v. Reginald W. Dye, et al.

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Commissioner Hart announced that public work sessions regarding the Zoning Ordinance Amendment resulting from the Virginia Supreme Court decision in Donald H. Cochran, et al. v. Fairfax County Board of Zoning Appeals would be held on:

- September 28, 2005 at 7:00 p.m. in the James Lee Community Center Theatre, Falls Church
- September 29, 2005 at 7:00 p.m. in the North County Governmental Center, Reston
- October 6, 2005 at 7:30 p.m. in the Government Center, Conference Rooms 9 and 10, Fairfax
- October 11, 2005 at 7:30 in Braddock Hall, Kings Park Library, Burke

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Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARINGS ON RZ 2005-DR-006 AND FDP 2005-DR-006, BASHER-EDGEMOORE-MOUTOUX, TO A DATE CERTAIN OF SEPTEMBER 29, 2005.

Commissioners de la Fe and Lusk seconded the motion which carried unanimously with Commissioners Alcorn, Lawrence, Murphy, and Wilson absent from the meeting.

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARINGS ON RZ 2004-MV-011, SE 2004-MV-011, AND PCA 89-V-062-2, COLCHESTER LAND COMPANY LLC, TO A DATE CERTAIN OF OCTOBER 6, 2005.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Alcorn, Lawrence, Murphy, and Wilson absent from the meeting.

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In the absence of Commissioner Lawrence, Commissioner Harsel MOVED TO DEFER THE DECISION ONLY ON RZ 2005-PR-003, DUNN LORING METRO APARTMENT PARTNERSHIP, TO A DATE CERTAIN OF OCTOBER 6, 2005.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Alcorn, Lawrence, Murphy, and Wilson absent from the meeting.

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Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION DEFER PUBLIC HEARING 2232-D04-15, WASHINGTON D.C. SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS, TO A DATE CERTAIN OF NOVEMBER 17, 2005.

Commissioners Hart and Lusk seconded the motion which carried unanimously with Commissioners Alcorn, Lawrence, Murphy, and Wilson absent from the meeting.

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ 2005-SU-007, CARL BERNSTEIN, TRUSTEE AND HORACIO MAGALHAES, TRUSTEES, TO A DATE CERTAIN OF OCTOBER 19, 2005.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Lawrence, Murphy, and Wilson absent from the meeting.

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Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SE 2005-LE-018, BRANCH BANKING & TRUST COMPANY OF VIRGINIA, TO A DATE CERTAIN OF SEPTEMBER 29, 2005.

Commissioner Hall seconded the motion which carried by a vote of 7-0-1 with Commissioner Hart abstaining, Commissioners Alcorn, Lawrence, Murphy, and Wilson absent from the meeting.

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FS-B05-30 - DPWES, 5939 Fred's Oak Road

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION CONTAINED IN FS-B05-30.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Lawrence, Murphy, and Wilson absent from the meeting.

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SE 2004-LE-033 - FRANCONIA LODGE #646, LOYAL ORDER OF MOOSE, INC. (Decision Only) (The public hearing on this application was held on March 9, 2005. A complete verbatim transcript of the decision made is in the date file.)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SE 2004-LE-033, SUBJECT TO THE DEVELOPMENT CONDITIONS THAT ARE NOW CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Hopkins seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn, Lawrence, Murphy, and Wilson absent from the meeting.

Commissioner Lusk FURTHER MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING BE MODIFIED ALONG ALL BOUNDARIES IN ACCORDANCE WITH LANDSCAPING AND VEGETATION, AS SHOWN IN THE SE PLAT, AND THAT WE WAIVE THE BARRIER REQUIREMENT ALONG THE EASTERN, SOUTHERN, AND WESTERN BOUNDARIES AND THAT THE BARRIER BE MODIFIED ALONG THE NORTHERN BOUNDARY.

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn, Lawrence, Murphy, and Wilson absent from the meeting.

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SEA 94-M-047 - SAUL SUBSIDIARY LIMITED PARTNERSHIP (Decision only)

(The public hearing on this application was held on September 14, 2005. A complete verbatim transcript of the decision made is in the date file.)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 94-M-047, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED SEPTEMBER 22, 2005.

Commissioner Koch seconded the motion.

Commissioner Hart MOVED TO MAKE A FRIENDLY AMENDMENT TO THE DEVELOPMENT CONDITIONS AND CORRECT THE SPELLING OF "ASTERISK" ON PAGE ONE, FIRST PARAGRAPH.

Commissioner Hall accepted the amendment and the motion as amended carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn, Lawrence, Murphy, and Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE REAFFIRMATION OF THE MODIFICATION TO THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ON THE NORTHERN PROPERTY BOUNDARY OF PARCEL 29A AND A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ON THE EASTERN AND NORTHERN PROPERTY BOUNDARIES OF PARCEL 29; A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING ALONG ALL STREET FRONTAGES; A MODIFICATION OF THE TRAIL REQUIREMENT ALONG ROUTE 50 IN FAVOR OF THE EXISTING 4-FOOT WIDE SIDEWALK; A REAFFIRMATION OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ON ROUTE 7; A WAIVER OF FRONTAGE IMPROVEMENTS ALONG ROUTE 7, SUBJECT TO THE PROVISION OF ALL NECESSARY ANCILLARY MAINTENANCE AND CONSTRUCTION EASEMENTS; AND FINALLY, OF A PARKING REDUCTION OF 20 PERCENT IN ACCORDANCE WITH SECTION A7-209 OF THE ZONING ORDINANCE.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn, Lawrence, Murphy, and Wilson absent from the meeting.

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RZ 2005-MA-008 - FF REALTY AND CLEMENTE LLC

FDP 2005-MA-008 - FF REALTY AND CLEMENTE LLC (Decisions Only)

(The public hearings on these applications were held on September 14, 2005. A complete verbatim transcript of the decisions made is in the date file.)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2005-MA-008, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 21, 2005.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn, Lawrence, Murphy, and Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE THE FINAL DEVELOPMENT PLAN 2005-MA-008, SUBJECT TO FDP CONDITIONS DATED AUGUST 31, 2005 AND TO THE BOARD'S APPROVAL OF THE REZONING.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn, Lawrence, Murphy, and Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF:

- A WAIVER OF THE SERVICE DRIVE ALONG ROUTE 7 AND OF INTERPARCEL ACCESS TO THE WEST;
- THE MODIFICATION OF LOADING SPACE REQUIREMENT FROM 5 SPACES TO 3 SPACES;
- THE MODIFICATION OF TRANSITIONAL SCREENING AND BARRIER AND OF THE BAILEY'S CROSSROADS STREETSCAPE REQUIREMENTS IN FAVOR OF THAT SHOWN ON THE CDP/FDP; AND FINALLY,
- A MODIFICATION OF THE TRAIL REQUIREMENT ON ROUTE 7 AND SOUTH GEORGE MASON DRIVE, IN FAVOR OF THE SIDEWALKS AND STREETSCAPE AS SHOWN ON THE CDP/FDP.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn, Lawrence, Murphy, and Wilson absent from the meeting.

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The meeting was adjourned at 8:45 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Susan M. Donovan

Approved on: _____

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission